

HB 211 Renter Expenses Discloser Act

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Purpose of the Bill

Truth-in-Renting

Low-income individuals and advocates have identified that in most cases, a landlord doesn't disclose to a prospective renter all of the fees and amounts he or she is responsible for before they submit the application and pay its fee. The disclosure takes place in most cases when the renter must sign the rental agreement, also known as residential lease.

Proposed Bill

This bill: requires an owner of a residential rental unit to make expense-related disclosures to a potential renter before accepting an application or an application fee; prohibits an owner from charging a renter under a rental agreement a fee, tax, assessment, or other cost that is not disclosed in the rental agreement, except under certain conditions; permits a renter to seek a remedy for a deficient condition if the owner fails to make a required disclosure or charges a renter a fee, tax, assessment, or other cost not included in the rental agreement; and makes technical and conforming changes

Fees Found in Reviewing 5 Leases

Monthly Fees

Tax \$12
Cable \$35
Parking \$20
Valet Trash \$25
Month to Month Fee \$200

Other Fees

Lease initiation Fee \$299
Late Fee \$200
Service of Notice \$30
Inspection Fee \$150
Eviction Turnover \$200

Disclosures to include but not limited to:

- Rent
- Holding fees
- Deposit
- Lease initiation fee
- Pet fees, pet deposit, pet rent
- Pet DNA fee
- Return check fee – NSF
- Partial payment fees (deposit or rent)
- Month to month fees (increase in monthly rent)
- Late fees (one-time fee, fee plus daily accrual or just daily accrual (highest is 30 per day)
- Eviction posting / service fee
- Deposit security fee – eviction insurance (prevention fee must be paid)
- Valet trash fee
- Lease violation fee
- Police or EMS fee
- Parking fees
- Garage fees
- Utility Fees
- Entertainment package (cable, internet)
- Property taxes assessed in each lease
- Rental insurance – predetermined for their company assessed to tenants
- Key deposit fees
- Pool / amenity fees
- Deposit Waiver – no refundable option

Renters Need to Consider Before Renting a Unit

Can I afford this Rent and all the Fees? And still be able to pay the following:

Utilities
Transportation (Gas, Car Loan, Insurance)
Day Care
Student Loan
Health Care (prescriptions)
Food

